

2211 & 2215 Fayetteville Road  
Van Buren, Arkansas



<b>Sale Price</b>	<b>\$2,595,000</b>
<b>Total SF</b>	<b>24,285 SF</b>
<b>Lot Size</b>	<b>2.39 AC</b>
<b>Zoning</b>	<b>C-2</b>
<b>Occupancy</b>	<b>52%</b>
<b>Available</b>	<b>11,550 SF</b>



# *2215 Fayetteville Road Van Buren, Arkansas*

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### **PRESENTED BY:**

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# 2215 Fayetteville Road Van Buren, Arkansas

## PROPERTY INFORMATION

Sale Price	\$2,595,000
Available GLA	24,285 SF
Lot Size	2.39 AC
Real Estate Taxes	\$17,747/year
Insurance	\$16,143/year
Occupancy	52%
Parking Ratio	3.99
Zoned	C-2

### Available Suites

Suite #4	1,200 SF	\$1,250/Mo/MG
Suite #5	1,200 SF	\$1,250/Mo/MG
Suite #10	6,750 SF	\$5,000/Mo/MG
Suite #11	2,400 SF	\$3,200/Mo/MG

## Tenants

### Tenant Name

La Fiesta Restaurant

Tan 360

Tip Top Nails

Lockhart Accounting

Continental Poultry

State Farm Insurance

Branson Home Builders

Little Caesars

## Monthly Rents

Suite #1 \$3,800

Suite #2 \$1,200

Suite #3 \$1,000

Suite #4 \$1,200

Suite #5 \$1,250

Suite #6 \$1,000

Suite #7 \$1,000

Suite #8 \$1,200

Suite #9 \$650

Suite #10 \$5,000

Suite #11 \$2,200

Suite #12 \$3,000

## Major Employers

Company

Tyson Foods

Simmons Foods

Van Buren School District

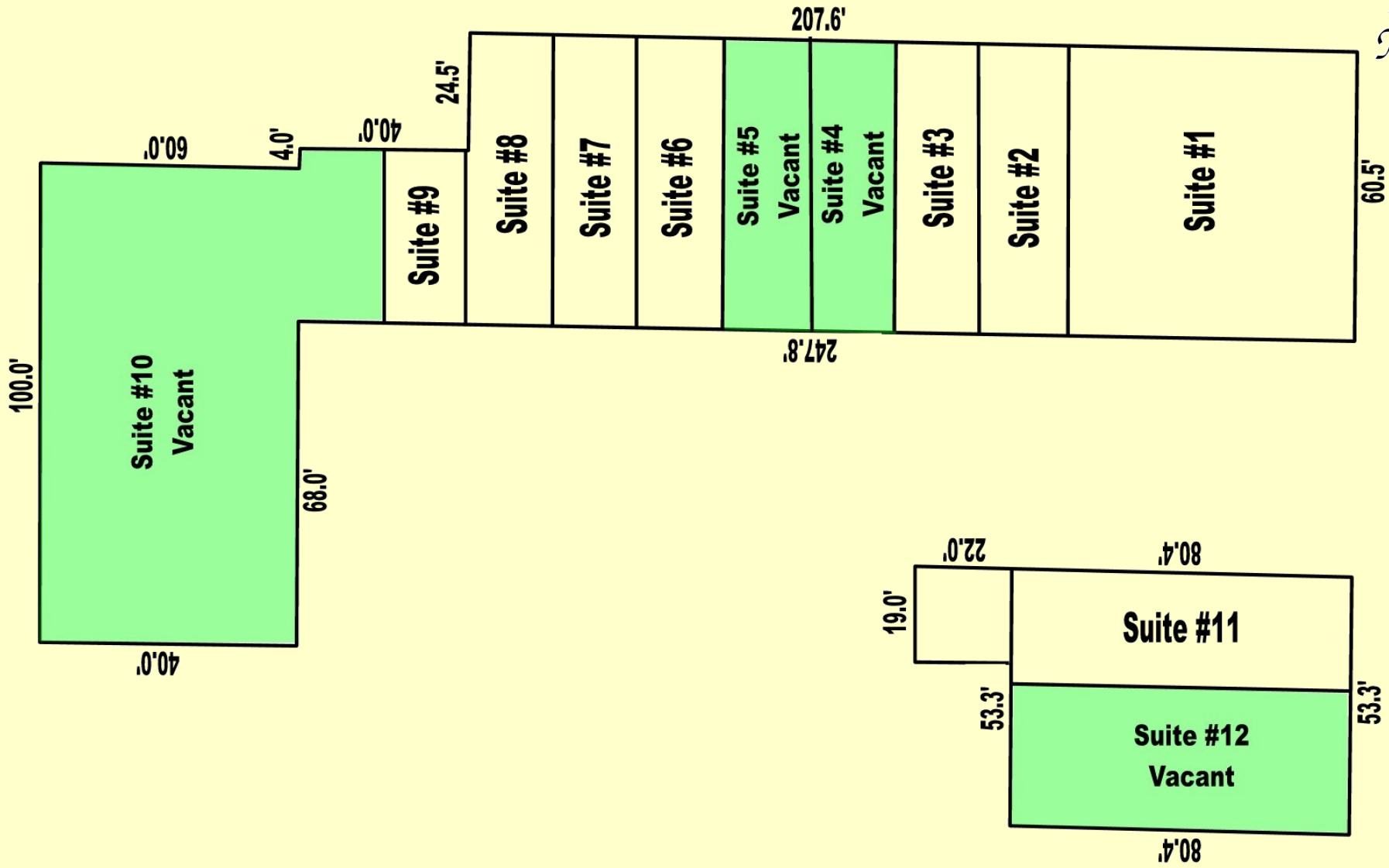
USA Truck

Allen, Inc.

Summit Medical Center

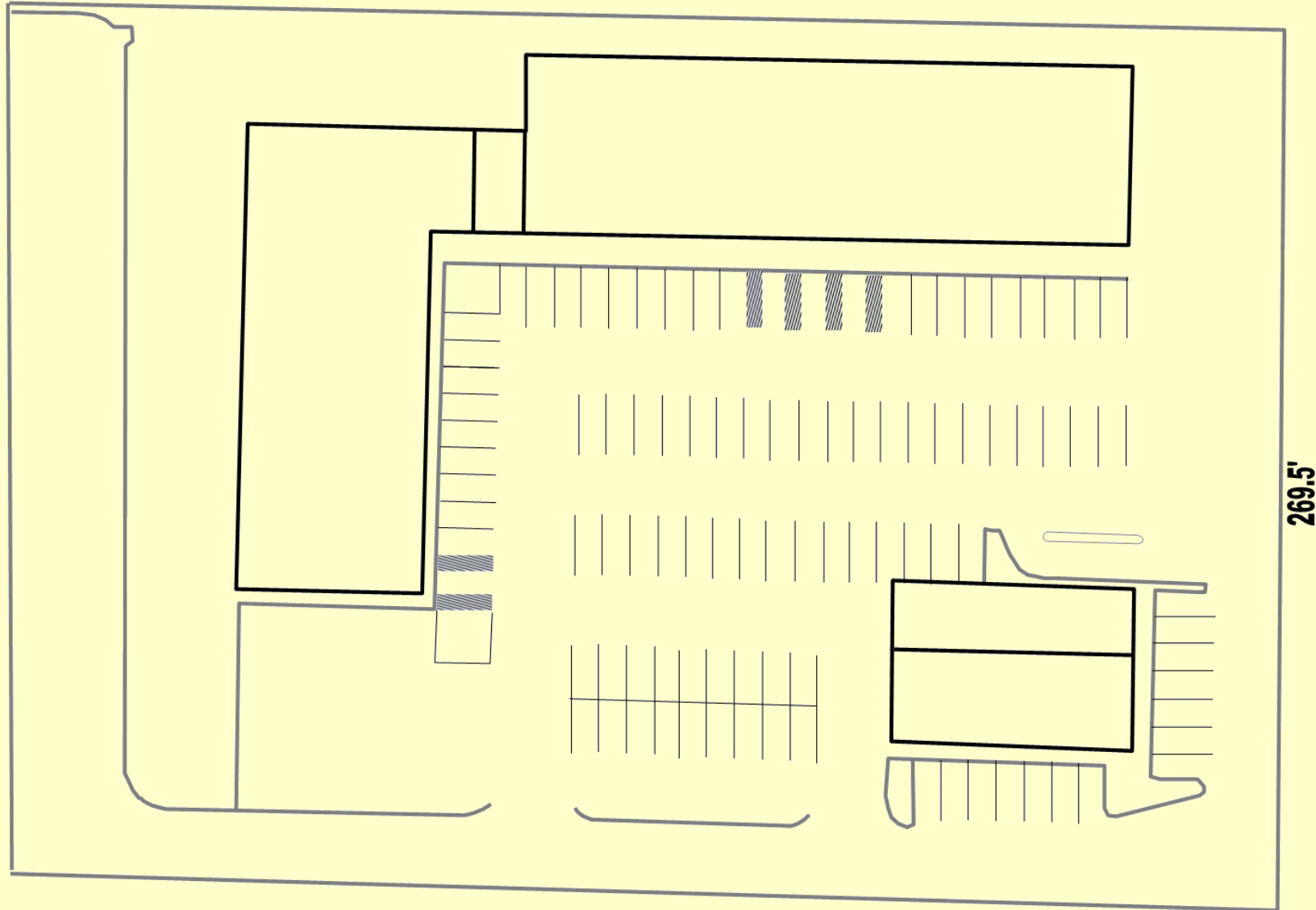


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377.17'



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